

VILLAGE OF KEY BISCAYNE
88 WEST MCINTYRE STREET
KEY BISCAYNE, FL 33149

ZONING ORDINANCE REVIEW COMMITTEE

THURSDAY, JULY 22, 2008 8:30 A.M.

BUILDING, ZONING, AND PLANNING DEPARTMENT
CONFERENCE ROOM, 2ND FLOOR ROOM 250

AGENDA

1. Attendance
2. Approval of Minutes: June 10, 2008
3. Review of Zoning Ordinance
 - a. Landscape Regulations - attached
 - b. Policy Discussion Regarding Transfer Development Rights
4. Public comment
5. Next Meeting Date:
 - a. Agenda Items Recommended by Committee
6. Adjournment

Minutes: June 17, 2008

1. Meeting called to order at 8:30 AM.
2. Attendance recorded by Staff.
3. Committee discussed confusion from the previous meeting regarding boats and mooring piles on the open bay properties. Jose Ortega also concerned about visibility obstructions due to boats hoisted too high on lifts.
4. Motion was made and seconded to re-open discussion of the Dock and Mooring Pile Ordinance as currently proposed in order to come to a consensus regarding the aforementioned issues in order to make a final recommendation to Council. Following are results of discussion:
 - motion made and seconded that docks and mooring piles on open water properties be restricted to within the 60 degree triangle, with pile limit at 20 feet from the dock line. Motion failed by majority vote of Committee.

-(diagram of boats without the triangle limit were studied and discussed, as well as capabilities of lifts with regard to sizes of boats).

-second motion made and seconded with regard to open water properties, to restrict piles only to be within the 60 degree triangle at a 20 foot limit from the dock line. Motion failed by majority vote of Committee.

-(further consultation with dock contractor, Dick Bunnell, regarding the safety and convenience benefit of piles at the outer limits of the boat, and therefore necessary option to be outside the 60 degree triangle, as well as concern with visual impact of boats elevated too high on lifts).

-a third motion made by Frank Caplan, seconded by Basha Hicks, that on the open water lots, boats are to be limited to within the 60 degree isosceles triangle, and piles limited to 20 feet out from the dock line and 10 feet from the side property lines extended but not limited to within the 60 degree triangle. Motion passed by majority (Favor – Basha, Rob, Julie, Deborah, Frank, and Bob; Against – Barry, Mario, Jose)

-a fourth motion was made and seconded to prohibit lifts from extending from the outer edge of docks. Motion failed by majority vote of the Committee.

-during discussion of bayfront lots, a fifth and final follow-up motion was made by Frank Caplan and seconded by Rob de Cespedes that the vertical limit of boats on lifts is to be no higher than five inches between the boat keel and the high water level. Although this motion passed during discussion of bayfront lots, it is unclear whether this regulation is applicable to all waterways, or to bayfront properties only. Furthermore, the remainder of the Dock and Mooring Piles resolution is accepted as is, with minor contextual revisions to be discussed at the next meeting. Motion passed with all Committee members, with the exception of Julie Alvarez, in favor. (NOTE: Further discussion will be necessary at the next meeting to clarify whether the height of keel above water limit applies to all waterways or only to bayfront properties, then a re-vote will be necessary based on that clarification).

5. Committee asked that these changes be integrated into the Resolution and that Jud e-mail all members to schedule the next meeting to review the revised Resolution and to discuss several minor contextual revisions for finalization.

6. Meeting adjourned at 10:30 AM.

7. Respectfully Submitted

William Fehr, AICP, Zoning Plans Reviewer

VKB Building , Zoning & Planning Department